



Unit 9

Stort Mill, Harlow, CM20 2SN

Industrial / Warehouse unit

1,799 sq ft
(167.13 sq m)

- c.5.27m to apex and c.435m to underside of haunch
- Mezzanine floor providing further office space
- Parking spaces and generous loading area
- Electric roller shutter door
- Kitchen

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Summary

Available Size	1,799 sq ft
Rent	£25,200.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £16,000 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property is a concrete-framed, mid-terrace unit with brick and profile metal cladding to the external walls. The property has a pitched steel portal framed roof with corrugated roof sheets and translucent roof lights. The unit benefits from one concertina loading door. Internally, the unit provides clear span storage/production space. There is a ground floor office/meeting room and an office on the first floor.

Location

Stort Mill Industrial Estate is located on Riverway in the Templefields area of Harlow. The M11 is approximately 4.5 miles to the South-East (Junction 7 & 7A Harlow) and connects to the M25 interchange at Junctions 6/27.

Stansted International Airport is 8 miles to the North-East. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street within 40 minutes.

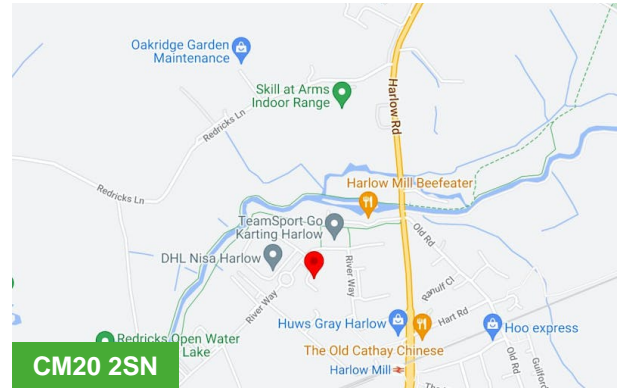
Accommodation

The accommodation comprises the following areas:

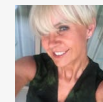
Name	sq ft	sq m
Ground - warehouse	1,477	137.22
1st - office	322	29.91
Total	1,799	167.13

Terms

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.



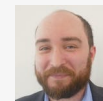
Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/04/2024